



Entered on Docket  
January 13, 2011

  
Hon. Linda B. Riegle  
United States Bankruptcy Judge

PITE DUNCAN, LLP  
EDDIE R. JIMENEZ (NV Bar #10376)  
ACE VAN PATTEN (NV Bar #11731)  
ALEXIS M. BORNHOFT (NV Bar #11523)  
701 Bridger Avenue, Suite 700  
Las Vegas, Nevada 89101  
Telephone: (858) 750-7600  
Facsimile: (619) 590-1385  
E-mail: ecfnvb@piteduncan.com

MAILING ADDRESS:  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, California 92177-0933

Attorneys for Secured Creditor WELLS FARGO BANK, N.A. ALSO KNOWN AS  
WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A.,  
AND FORMERLY KNOWN AS WACHOVIA MORTGAGE  
FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re	Bankruptcy Case No. 10-31062-lbr
STANLEY E BROWN,	Chapter 7
Debtor(s).	WELLS FARGO BANK, N.A. ALSO KNOWN AS WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A., AND FORMERLY KNOWN AS WACHOVIA MORTGAGE FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB'S ORDER TERMINATING AUTOMATIC STAY
	Date: December 29, 2010
	Time: 10:30 a.m.

1           A hearing on Secured Creditor Wells Fargo Bank, N.A. also known as Wachovia  
2 Mortgage, a division of Wells Fargo Bank, N.A, and formerly known as Wachovia Mortgage  
3 FSB, formerly known as World Savings Bank, FSB's Motion for Relief From the Automatic  
4 Stay came on regularly for hearing in the United States Bankruptcy Court before the Honorable  
5 Linda B. Riegle, Matthew M. McArthur appearing on behalf of Secured Creditor.

6           The court having duly considered the papers and pleadings on file herein and  
7 being fully advised thereon and finding cause therefor:

8           **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

9           The automatic stay of 11 United States Code section 362 is hereby immediately  
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property  
11 under the Note and Deed of Trust encumbering the real property commonly known as 2710  
12 Paradise Isle Ave, North Las Vegas, Nevada 89031-3910 ("Real Property"), which is legally  
13 described as:

14           SEE LEGAL DESCRIPTION ATTACHED  
15 HERETO AS EXHIBIT ONE AND MADE A  
16 PART HEREOF .

17           **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Movant and/or  
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale  
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days  
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at  
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the  
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada  
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to  
24 provide 7 days' notice to the Debtor(s).

25 /./.

26 /./.

27 /./.

28 /./.

1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may  
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan  
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and  
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to  
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this  
6 bankruptcy case.

7 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

9 MALIK W. AHMAD WILLIAM A. LEONARD  
10 DEBTOR(S) ATTORNEY TRUSTEE

11 /././

12 /././

13 /././

14 /././

15 /././

16 /././

17 /././

18 /././

19 /././

20 /././

21 /././

22 /././

23 /././

24 /././

25 /././

26 /././

27 /././

28 /././

1  
2                   **EXHIBIT "ONE"**  
3

4                   Parcel One (1):  
5

6                   Lot 11 in Block 1 of Tierra De Las Palmas Village 4 - Unit 2, as shown by map thereof on  
7                   file in Book 92 of Plats, Page 61, and as amended by that certain Certificate of  
8                   Amendment recorded January 20, 2000 as Instrument No. 01715 in Book 20000120 of  
9                   Official Records, in the Office of the County Recorder of Clark County, Nevada.  
10

11                   Parcel Two (2):  
12

13                   A non-exclusive easement for access, ingress and egress over the association property  
14                   subject to the conditions of the Declaration of Covenants, Conditions and Restrictions of  
15                   Tierra De Las Palmas Owners Association recorded June 27, 1997 in Book 970627 as  
16                   Document No. 00010, and as amended by Certificates of Amendment recorded October  
17                   15, 1997 in Book 971015 as Document No. 00903 and recorded July 16, 1998 in Book  
18                   980716 as Document No. 01068, all in the Office of the County Recorder, Clark County,  
19                   Nevada, which easement is appurtenant to Parcel One (1).  
20

21  
22  
23  
24  
25  
26  
27  
28

In accordance with LR 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

- The court has waived the requirement set forth in LR 9021(b)(1).
- No party appeared at the hearing or filed an objection to the motion.
- I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

Approved

Disapproved

Failed to respond - Debtor's Attorney/Trustee

###

Submitted by:

/s/ MATTHEW M. MCARTHUR  
4375 Jutland Drive, Suite 200  
P.O. Box 17933  
San Diego, CA 92177-0933  
(858) 750-7600  
NV Bar #11731  
Attorney for WELLS FARGO  
BANK, N.A. ALSO KNOWN  
AS WACHOVIA  
MORTGAGE, A DIVISION OF  
WELLS FARGO BANK, N.A.,  
AND FORMERLY KNOWN  
AS WACHOVIA MORTGAGE  
FSB, FORMERLY KNOWN  
AS WORLD SAVINGS BANK,  
FSB

27

28